

Threshold Criteria

To be considered for funding, an applicant must meet **all** of the criteria listed below. Applications that fail to meet **any** of these criteria will not be scored. All required supporting documentation must be included in the application.

1. On or before the application deadline, the applicant must provide all documentation as instructed in the “Foundations Application.” If the Authority requests additional information from the applicant, all documents are due on or before the date provided by IHFA staff.
2. If the applicant, subrecipient, administrator, or any of their related parties have previously been involved with funds under any IHFA program, these entities must not be out of compliance and/or on any IHFA suspension list as of the application postmark date. If one or more of these entities are suspended at any point during the review period prior to IHFA’s Board award date, they will be evaluated on a case-by-case basis.
3. The applicant must demonstrate that the undertaking proposes to serve the appropriate beneficiaries as listed in the chart below. Rental development rents and occupancy restrictions must meet the applicable requirements throughout the specified period of affordability.

| Activity Type | CDBG (% of area median income) | HOME or LIHTF Maximum Beneficiary Income Restrictions (% of area median income) |
|---------------------------|-----------------------------------|---|
| Housing Needs Assessment | 80%* | --- |
| Feasibility Study | 80%* | --- |
| CHDO Predevelopment Loan | --- | 80%** |
| CHDO Seed Money Loan | --- | 80%** |
| LIHTF Predevelopment Loan | --- | 80%** |
| LIHTF Seed Money Loan | --- | 80%** |

**CDBG funds are intended to benefit low and moderate-income people. However, due to the nature of a Housing Needs Assessment and a Feasibility Study, all segments of the population should be evaluated.*

***CHDO and LIHTF Loan beneficiary income restrictions vary based on activity type. Please review the eligible activities section for specific information.*

4. The proposed housing activity must meet all the requirements as instructed in the “Application Process,” “Eligible Activities,” “Application Forms,” and the “Appendices” sections of the Foundations Application. In addition, the application must meet all the requirements under [42 USC 5301, et seq.](#) and [42 USC 12701 et seq.](#) and under the Community Development Block Grant or HOME Investment Partnerships Program regulations of [24 CFR 570](#) and [24 CFR 92](#) or, in the case of Low Income Housing Trust Fund applications, must meet all the state statutory requirements listed in [IC 5-20-4-7](#).
5. CDBG applicants and the proposed area of study must be located outside of entitlement communities. CHDO or LIHTF Loans must be for developments that are eligible for HOME CHDO or LIHTF funding under IHFA’s Housing from Shelters to Homeownership or HOME/LIHTF/RHTC programs.
6. Each application must be for one housing activity only.
7. IHFA reserves the right to disqualify from funding any application where the applicant, subrecipient, administrator, preparer or any of their related parties has a history of disregarding the policies, procedures, or staff directives associated with administering any IHFA program or programs of other State, Federal, or affordable housing entities, such as, but not limited to the Indiana Office of Rural

Affairs, U.S. Department of Housing and Urban Development (HUD), U.S. Department of Agriculture - Rural Development, or Federal Home Loan Bank.

8. All CDBG Applicants must hold one public hearing about the undertaking prior to application submission and, if funded, a second public hearing upon completion of the proposed undertaking. Further instructions for the requirements of the public hearing can be found in the Appendices section.
9. No award shall be made to any applicant that scores below a total of 50 points.